



Frequent Code Violations:

Health & Safety

Trash - Article 6 Health & Sanitation; Section 6.103 (B): “The owner or person entitled to possession of a lot or parcel of land located within the City of Katy who allows the accumulation of rubbish, brush or other objectionable, unsightly or unsanitary matter including filth, carrion or other impure or unwholesome matter or the collection or accumulation of stagnant water or any condition that may produce disease on a lot or parcel shall be in violation of this article.”

Weeds and Grass - Ordinance No. 01023 CHAPTER 6, Sec. Sec. 6.104 Violation for Causing, Permitting or Allowing Weeds. The owner of a lot or parcel of land in the City of Katy or any person entitled to possession of a lot or parcel of land within the City of Katy who shall cause, permit or allow weeds to grow on such lot or parcel of land when such weeds: Sec. 6.106 Definitions (6)Weeds. Means all rank and uncultivated vegetable growth or matter that: (A) has grown to more than nine inches (9") in height, or (B) may create an unsanitary condition or becomes a harborage for rodents, vermin, or other disease carrying pests, regardless of the height of the weeds.

Stagnant Water - Art. 6, Sec. 6.103 “The owner or person entitled to possession of a lot or parcel of land located within the City of Katy shall keep such lot or parcel of land free from rubbish, brush and other filth, carrion or other impure or unwholesome matter or the collection or accumulation of stagnant water or any condition that may produce disease.”

Brush - Ordinance No. 01023 CHAPTER 6, Sec. 6.101; “The owner or person entitled to possession of a lot or parcel of land located within the City of Katy shall keep such lot or parcel of land free from rubbish, brush and other filth, carrion or other impure or unwholesome matter or the collection or accumulation of stagnant water or any other condition that may produce disease.”

Property Maintenance

Fences - Property Maintenance Code Chapter 3, Section 302.7: “All Accessory structures, including detached garages, FENCES and walls, shall be maintained structurally sound and in good repair.”

Roofs - 2003 IPM Code - Chapter 3, Section 304 EXTERIOR STRUCTURE – 304.7 Roofs and Drainage – “The roof and flashing shall be sound, tight and not have defects that admit rain...”

Exterior Walls - IPM Code - Chapter 3, Section 304.6 Exterior Walls– “All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.”

Driveways – PMC, Chapter 3, Sec. 302.3 Sidewalks and Driveways. “All sidewalks, walkways,, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.”

Address Requirements – PM Code, Chapter3, Sec. 304.3, premises identification: buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inches 912.7mm).

Tires - Property Maintenance Code, Chapter 3, Sec. 302.1 Sanitation “All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.”

Unsafe Structures - 2003 International Property Maintenance Code - Chapter 1, Section 108 UNSAFE STRUCTURES AND EQUIPMENT – 108.1.1 Unsafe Structures. “An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.”

Infestation - Property Maintenance Code Chapter 3, Section 308.1 – Infestation: All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent re-infestation.

Graffiti - Property Maintenance Code, Chapter 3, 302.9 Defacement of Property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

ZONING - Zoning, Chapter 12, Exhibit A, 20.2-2 “In all one-family, two-family, multiple-family and mobile home districts, no open accessory storage or display outside a building containing materials or commodities for sale at wholesale or retail or for storage purposes shall be permitted nor shall any motor vehicle or machinery storage, other than that which is incidental to the use of a premises as herein provided, be permitted;.....”

Hazardous Materials - Sec. 11.302 Prohibited Discharges (a) No person may discharge into public sewers any waste which by itself or by interaction with other wastes may: (1) Injure or interfere with wastewater treatment processes or facilities. (2) Constitute a hazard to humans or animals or water treatment plant effluent.

Additional Commercial Violations

Trash in Enclosure - Chapter 11, Utilities 7& Solid Waste, Sec. 11.408(a) Screening Required – “The owner of a commercial operation and/or the owner of the property on which a commercial operation is located shall maintain constant supervision and surveillance over the garbage, trash and refuse receptacles servicing the commercial operation and the area surrounding the receptacles and shall sanitize the receptacles at least weekly and not allow any garbage, trash or refuse to collect outside the receptacle.”

Sign Maintenance – Sec. 4.607 Sign Maintenance and Removal. (a) Maintenance. All signs shall be kept in good repair and, unless of galvanized or non-corroding metal or treated with appropriate wood preservative, shall be thoroughly painted as often as is necessary consistent with good maintenance. All braces, bolts, clips, supporting frame and fastenings shall be free from deterioration, termite infestation, rot, or loosening. All signs shall be able to withstand safely at all times the wind pressures specified elsewhere in this article. In case any sign is not so maintained, the sign administrator shall give written notice to the owner or lessee thereof to so maintain the sign, or to remove the sign.

Sanitation Enclosure - Chapter 11, Utilities 7& Solid Waste, Sec. 11.408(b)(2) Screening Required – “A fence no less than 6 feet tall but at least 12 inches taller than the tallest dumpster inside through which no light may pass shall surround such area. Such fence shall be sight obscuring with a gate with a latch, to secure the doors when closed, to allow the placement of garbage, trash and refuse in said receptacles as well as access for a private hauler. Such gates shall be closed and latched at all times except when opened to provide access to the receptacles. Gates may be left opened during regular business hours on each regularly scheduled collection day.”

Temporary Signs - Section 21. Sign Regulations 21.2 Classification and Definitions. 21-3.11 Temporary sign. Any sign constructed of cloth, canvas, light fabric, cardboard, wallboard, or other light material not to exceed one hundred (100) square feet in size.

21.6 Exceptions. h. temporary signs, provided the number of such signs on any premise does not exceed two (2) in number, and provided such signs are displayed on consecutive days, and for only a maximum of seven (7) days in any thirty (30) day period; . (Applies to standalone businesses)